

X. LAND USE AND PLANNING

<i>Issues (and Supporting Information Sources):</i>		<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
X.	LAND USE AND PLANNING— Would the project:				
a)	Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUMMARY

No impacts to land use and planning would occur from the proposed project. This topic will not be considered further in the EIR.

IMPACTS ANALYSIS

Please see Appendix H for additional information on land use.

SALE AND DEVELOPMENT OF THE PLAYA DEL REY AND MARINA DEL REY LOTS

a) Would the project physically divide an established community?

The development of the lots would not likely involve a new major road or highway. Any development project would not physically divide an established community; rather it would join the community of PDR. Therefore, there would be no land use impact as a result of the development of the PDR and MDR lots.

b) Would the project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

Potential exists for approximately 80 new dwelling units to be constructed on all the lots proposed for sale. It is assumed that development would be required to follow the City and County of Los Angeles General Plans guidelines, current zoning ordinance, and community plans and specific plans, and therefore, there would be no conflict with any land use plans or policies.

There are 30 PDR lots zoned low density residential. Three lots in PDR are zoned medium density residential use, which allows 24 to 40 dwelling units per gross acre. One lot in the PDR area is zoned for commercial use, but could accommodate a single or two family dwelling or apartment house within an enclosed building. The two medium density residential zoned lots located in MDR are zoned multi-family residential in an established area for apartments.

c) Would the project conflict with any applicable habitat conservation plan or natural community conservation plan?

Currently no local or community conservation plans apply to the lots in either PDR or MDR, and development of the lots would not conflict with any habitat conservation plan or natural community conservation plan.

XI. MINERAL RESOURCES

<i>Issues (and Supporting Information Sources):</i>		<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
XI. MINERAL RESOURCES—Would the project:					
a)	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUMMARY

The proposed project would have no impact on mineral resources, as SCG would retain the right to any subsurface mineral resources and already has access to those present. Therefore, impacts to mineral resources will not be considered further in the EIR.

IMPACTS ANALYSIS

SALE AND DEVELOPMENT OF THE PLAYA DEL REY AND MARINA DEL REY LOTS

a) Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

See b) below for discussion.